



OVER 60?

Secure this property
for up to **59% less!**

Guide Price
£525,000
Freehold

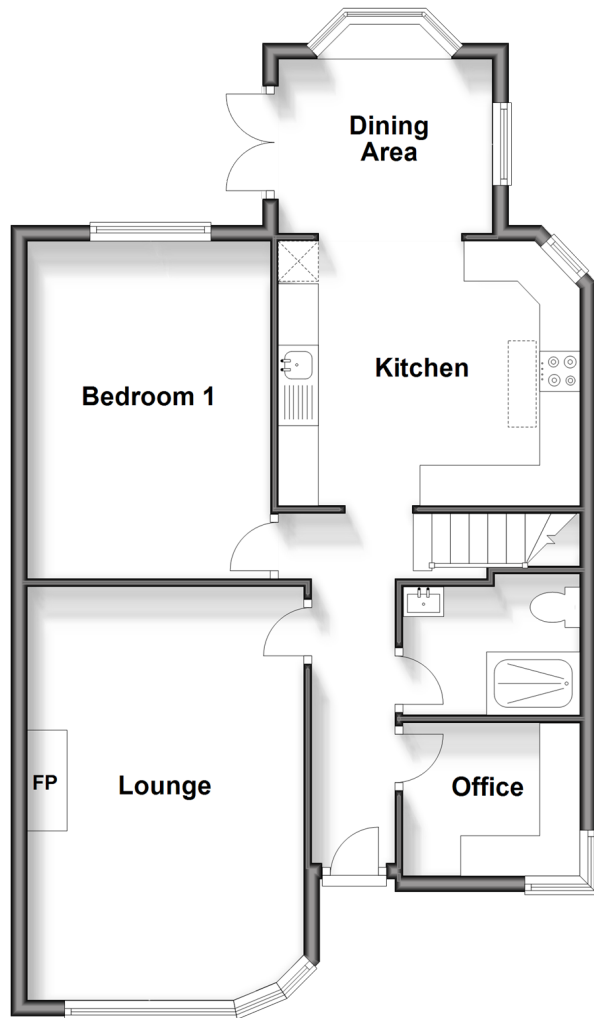
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Thornhill Avenue, Patcham, BN1

cubitt & west
Helping you move forwards

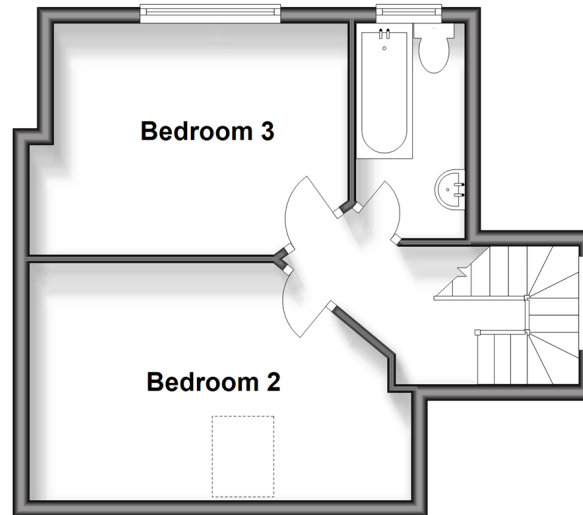
Ground Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'9 x 10'5 at widest point (5.11m x 3.18m)

Kitchen: 11'8 x 9'1 (3.56m x 2.77m)

Dining Area: 9'1 x 6'5 (2.77m x 1.96m)

Office: 6'10 x 5'9 (2.08m x 1.75m)

Bedroom 1: 13'1 x 9'6 (3.99m x 2.90m)

Shower Room

FIRST FLOOR

Landing

Bedroom 2: 15'4 (4.68m) narrowing to 12'8 (3.86m) x 8'6 (2.59m)

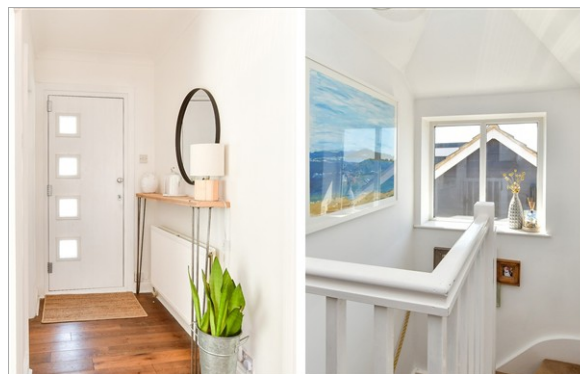
Bedroom 3: 10'6 x 8'5 (3.20m x 2.57m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Beautiful, light, bright kitchen / diner
- Separate lounge with fabulous feature fireplace
- Handy, modern office, with quirky corner window
- Stunning rear garden with patio bistro areas and a secret garden space complete with fire pit
- Fantastic location close to local amenities on a direct bus route and easy access to the A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.6 miles, Carden Primary 1.6 miles, Westdene Primary 1.8 miles
Secondary Schools: Patcham High School 0.6 miles, Patcham House Special School 0.8 miles, Dorothy Stringer High School 1.8 miles



Transport Information

Train Stations: Preston Park 2.1 miles, Hove 2.7 miles, Aldrington 2.8 miles



Address

Thornhill Avenue, Patcham, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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